

PART VI

GLOSSARY AND ACRONYMS

GLOSSARY

AGGREGATE PRICE INDEX. An aggregate price index is an index number that indicates a relative price level of an entire range of goods and/or services purchased in an area. It is an overall measure of relative price levels in a specific area. By comparison, there are frequently price indices for specific goods such as groceries and housing, as well.

ALTERNATIVE GROWTH PROJECTIONS. These are alternative population projections based on different methodologies and assumptions, sometimes prepared by different agencies. They usually yield different results. In this report the Monroe County Planning Department (MCPD) and the Bureau of Business and Economic Research (BEBR) at the University of Florida prepare the two Alternative Growth Projections.

AVERAGE HOUSING ABSORPTION RATE. This is a term generally used in real estate market analysis and urban planning to describe the number of housing units purchased or rented in a market during a year. It is a measure of annual demand. Synonymous with AVERAGE ANNUAL HOUSING ABSORPTION RATE.

CONTROL TOTAL. A control total is an amount that is actually measured to represent 100% of a statistical population. It is used as a basis for comparison and extrapolation of information determined by sample surveys and other estimating techniques.

EVACUATION CAPACITY. In this report the concept of evacuation capacity refers to the maximum number of vehicles that can be accommodated by the roadway system of the Florida Keys when conducting a 24-hour evacuation of residents during an announced hurricane warning period.

GROWTH CAPTURE RATES. A term of art in economic analysis, it refers to the percentage of total growth that takes place in a specific portion of the total area. For example, a 10% capture rate indicates that a single portion of the Florida Keys received 10% of the total county growth during the 1990-2000 decade. Growth capture rates are especially important for determining the relative market strength of an area over time or in comparison with other areas.

LABOR FORCE. The labor force is that portion of the population between 16 and 64 years that is either employed or actively seeking work. This is the pool of population from which substantially all employment is normally drawn.

MANAGED GROWTH PROJECTION. This term refers specifically to the population projection prepared by the MCPD. In it, the influences of the strict County policies and regulations associated with the Rate of Growth Ordinance (ROGO) were strongly considered. Overall historical growth rates and capture rates for small areas reflect the impacts of ROGO,

and influences of these rates are carried forward. Thus, the Managed Growth Projection reflects a growth management program that has had a material impact on the increase of resident population in the Florida Keys.

NATURAL GROWTH PROJECTION. The Natural Growth Projection used in this report is that prepared by the BEBR at the University of Florida. It is based on regional socioeconomic trends instead of local policies and regulations. This projection is conceptually different from the Managed Growth Projection and presents an independent outcome.

RESIDENT POPULATION. This is the component of the Monroe County population that is comprised of permanent residents of the area – greater than 6 months of the year. This group is also referred to as the permanent population.

SEASONAL POPULATION. As used in this study Seasonal Population is that group of residents that live in Monroe County for 30-180 days each year.

SUPPORT POPULATIONS. The number of people that are required to “support” a specific development scenario by occupying housing units and participating in the activities housed in the other land uses. Each land use group typically has a different support population.

TEMPORARY POPULATION. This is the population group that lives in the Florida Keys for less than 6 months each year. It is comprised of two components – TRANSIENT POPULATION and SEASONAL POPULATION.

TRANSIENT POPULATION. The Transient Population group includes mainly vacationers, but also incorporates business travelers who stay overnight. This component stays in Monroe County for less than 30 days, and it may or may not return each year.

ACRONYMS

BEBR	Bureau of Economic and Business Research
CARL	Conservation and Recreational Lands
CCIAM	Carrying Capacity/Impact Assessment Model
DU	Dwelling Unit
FAR	Floor Area Ratio
FDEP	Florida Department of Environmental Protection
FKCCS	Florida Keys Carrying Capacity Study
FMRI	Florida Marine Research Institute
GFA	Gross Floor Area
GIS	Geographic Information System
MCPD	Monroe County Planning Department
NOAA	National Oceanic and Atmospheric Administration
PAED	County Planning Areas
PLI	Price Level Index
ROGO	Rate of Growth Ordinance